

1715 N Dixie Hwy, Lake Worth Beach, FL 33460, United States

**FOR LEASE**

*433 - 5,370 SF  
Retail Space*

# Deco Green

**GROUND FLOOR** RESTAURANT, RETAIL, AND FLEX OFFICE  
**OPPORTUNITY** IN LAKE WORTH BEACH'S **MOST STUNNING,**  
LIFESTYLE COMMUNITY.

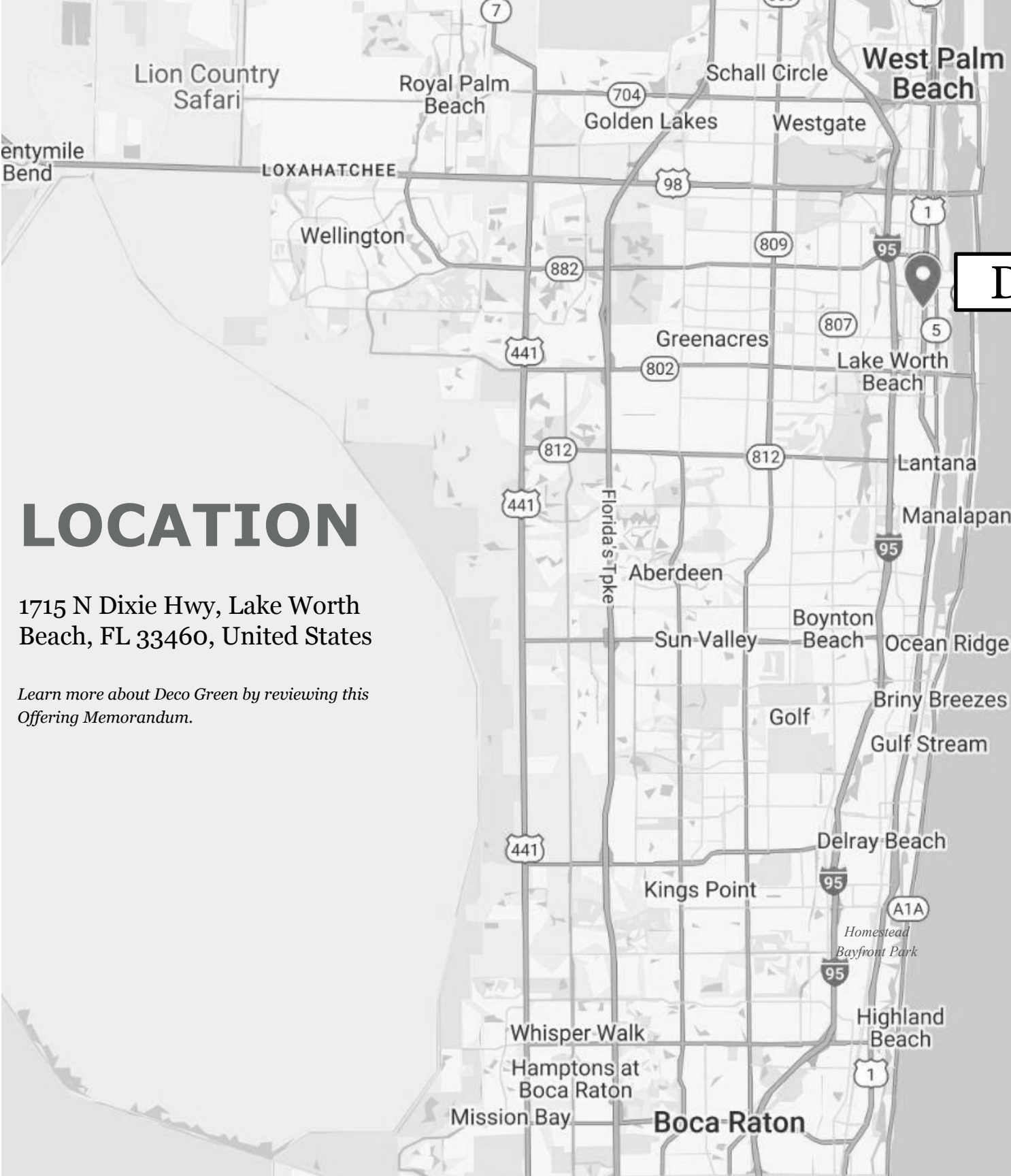
**125 Residential  
Units on Site**

**9,328 SF of Ground  
Space Available**

**30K Average  
Vehicles/Day**

**12 Min to West  
Palm Beach**





Deco Green

# LOCATION

1715 N Dixie Hwy, Lake Worth  
Beach, FL 33460, United States

*Learn more about Deco Green by reviewing this  
Offering Memorandum.*

# BOOMING MARKET GROWTH

## FLORIDA

**1,621,000**

**More Jobs**

resulting in an overall

**19.7% Growth Rate**  
2015-2023

## SOUTH FLORIDA

**388,000**

**More Jobs**

resulting in an overall

**15.3% Growth Rate**  
2015-2023

## WEST PALM BEACH-BOCA RATON-DELRAY BEACH

**142,400**

**Jobs Added**

resulting in an overall

**26.1% Growth Rate**  
2015-2023



**DECO GREEN**

APARTMENTS

**PALM BEACH**

**BROWARD**

**MIAMI-DADE**

## SOUTH FLORIDA MSA

**138M**

**RECORDED TOURISM IN FLORIDA**  
2022

**5,400**

**PEOPLE MOVE INTO THE SOUTH**  
**FLORIDA MSA EVERY MONTH**

**3.0%**

**WAGE/SALARY GROWTH**

## PALM BEACH COUNTY

*The highest average wage in Florida – \$61,040*

*The largest annual net migration of any county  
in Florida – 11,000*

*The nation's highest annual net income gain – \$3.4  
billion*

*Largest Year-Over-Year Gain for Average Weekly  
Wage at 15.6% (Ranked out of the 343 largest U.S.  
counties)*

*61,728 New York state residents switched drivers'  
licenses – Palm Beach County was the #1 recipient*

*4 out of the top 10 Private Equity firms in the Nation  
are located here*

**2.3%**

**UNEMPLOYMENT RATE**

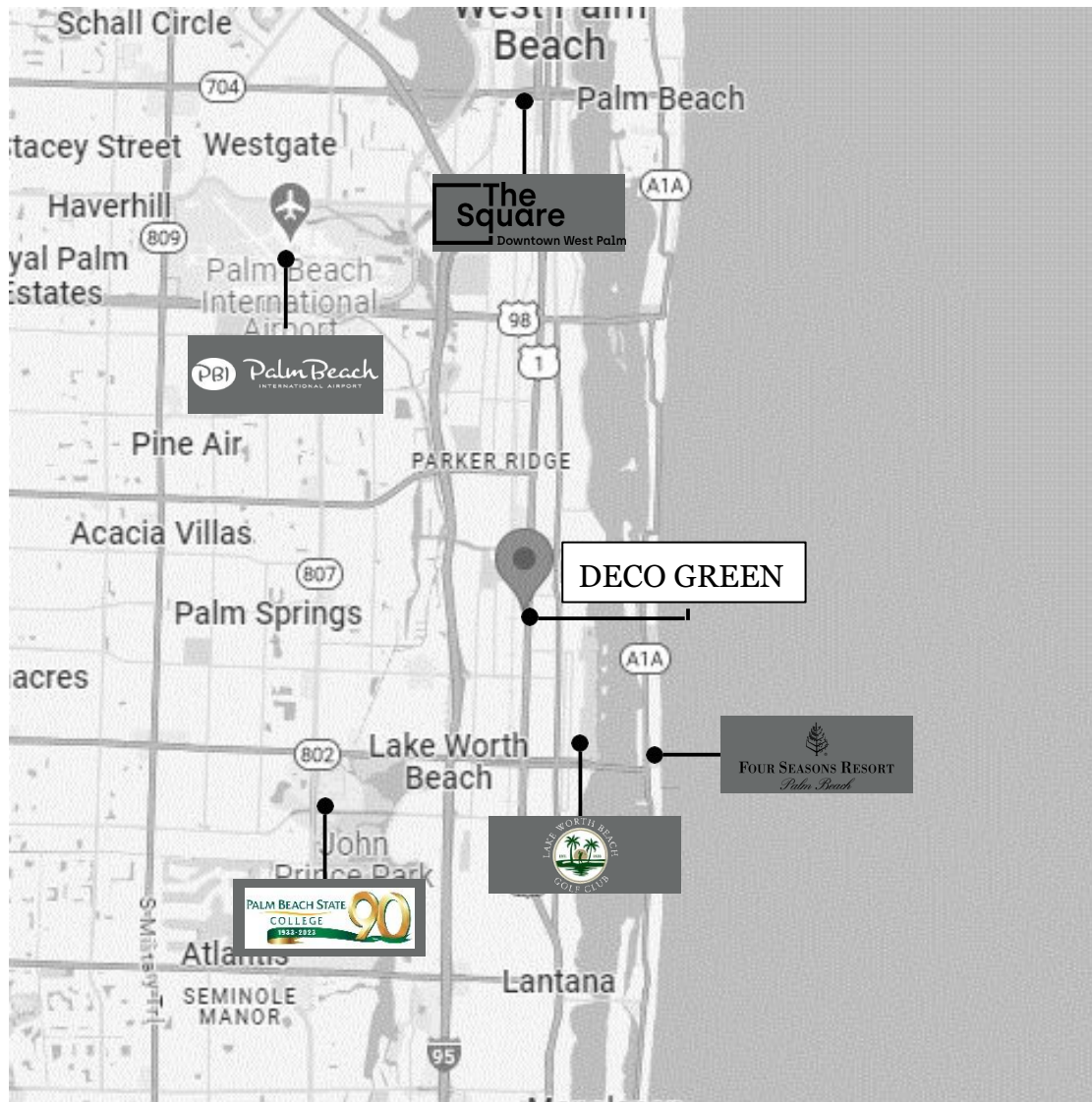
# SITUATED IN THE HEART OF IT ALL...

## Nearby Schools

PALM BEACH PREPARATORY  
CHARTER ACADEMY

LAKE WORTH  
HIGH SCHOOL

NORTH GRADE ELEMENTARY  
SCHOOL



## *Palm Beach State College*

10-MINUTE DRIVE | 3.6 MILE AWAY

PBSC is the College's largest and longest-established campus. The 114-acre campus offers bachelor's degrees as well as numerous programs for those planning to transfer to universities or enter or advance in the workforce. The campus serves more than 30,000 students annually, and its student body is a microcosm of the richly diverse population of the greater Lake

Worth area

## *Palm Beach International Airport*

10- MINUTE DRIVE | 6 MILES AWAY

PBI serves more than 6.7 million passengers annually and was named 5th Best Domestic Airport in Travel + Leisure's 2022 World's Best Awards, 5th Best Airport in the U.S. in Conde Nast Traveler's 2022 Readers' Choice Awards, and Best in the U.S. for Shortest Overall TSA Wait Times by U.S.

Customs and Border Protection

## *The Square*

13- MINUTE DRIVE | 5.1 MILES AWAY

The Square is a dynamic experiential neighborhood reimagining contemporary lifestyle as a destination for retail, cuisine, design, world-class art and mixed-use space. Located in the heart of Downtown West Palm Beach, The Square presents a thoughtfully curated mix of more than 50 shops and restaurants..

## *Lake Worth Beach Golf Club*

6- MINUTE DRIVE | 1 MILES AWAY

Established in 1926, Lake Worth Beach Golf Club offers vintage charm with breathtaking coastal views. The course, featuring doglegs and a player-friendly design, provides stunning vistas of the Palm Beach skyline and coast. A favorite for all ages, the generous layout ensures a satisfying golf experience.



# A VIBRANT CITY









# DECO GREEN

RETAIL & OFFICE FLEX OPPORTUNITY

## MODERN & VERSATILE SPACES

Simple and modern commercial spaces designed to make your business customer-friendly, yet efficient. Spaces are provided as a white canvass to adapt to your unique business needs.

## STRATEGIC LOCATION & PRIME VISIBILITY

Nestled right on Dixie Highway, Deco Green enjoys a prime location in Lake Worth Beach, providing customers with easy access to our vibrant community. Additionally, the commercial spaces count with unbeatable visibility and walkability, which will make your business stand out.

## A CAPTIVE CUSTOMER BASE

With over 125 residential units, the community offers an immediate customer base of hundreds of potential clients for your business.







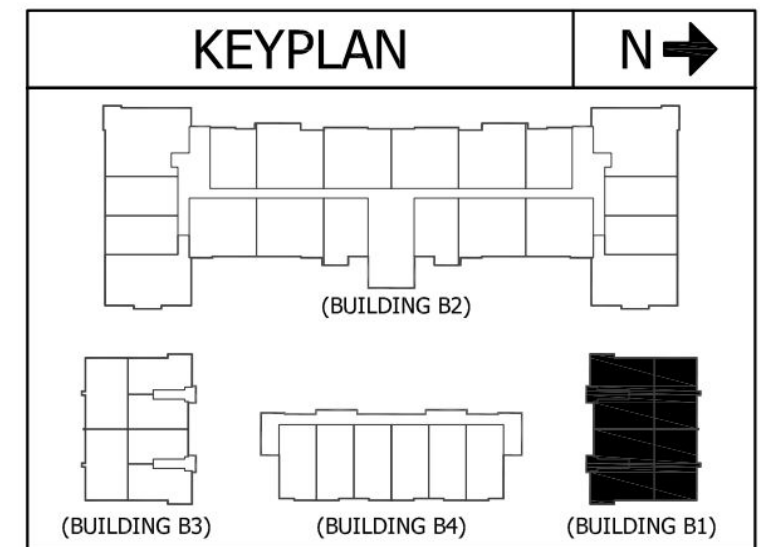
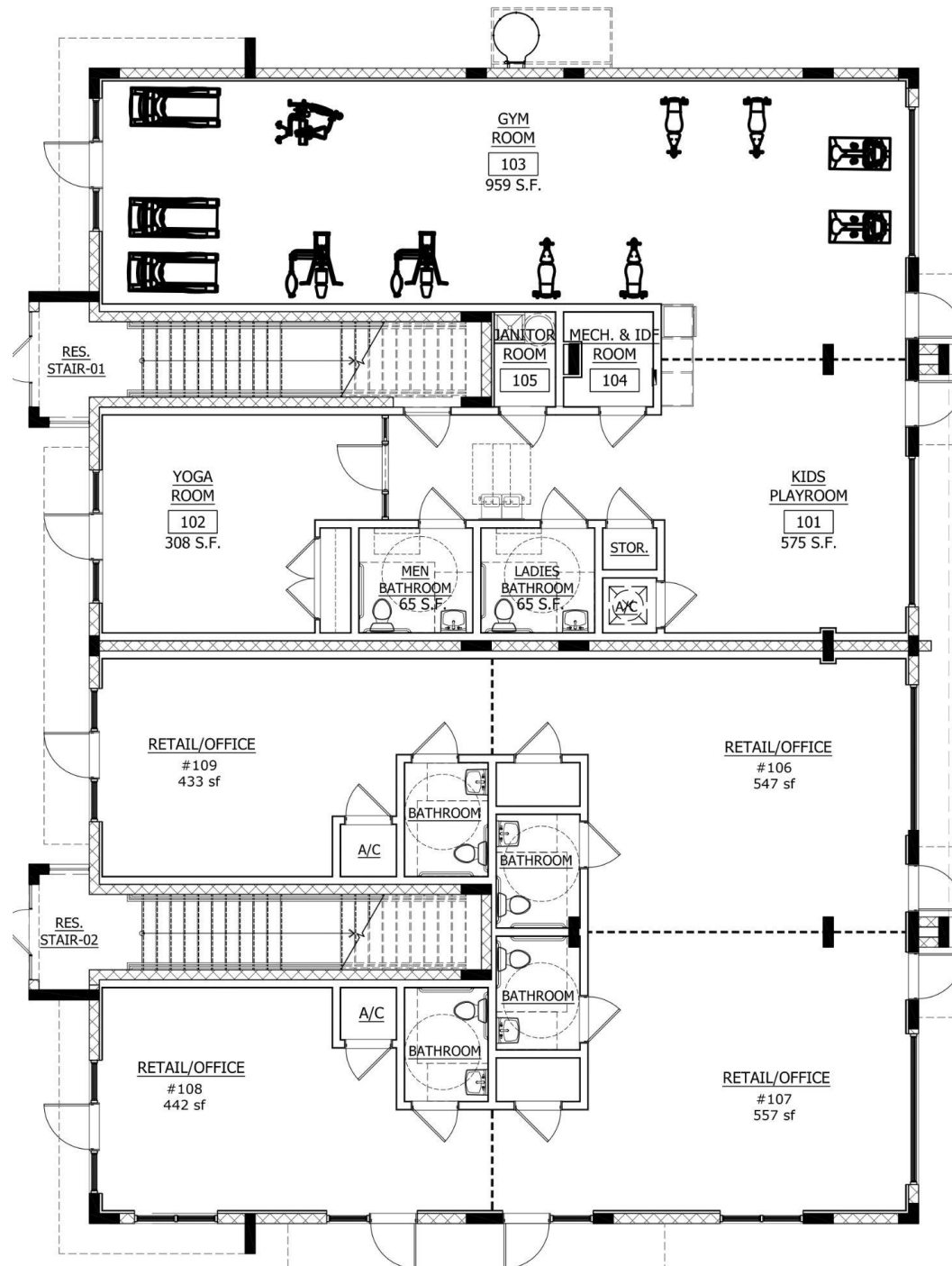


# FLOOR PLANS

## BUILDING #1

### 4 Flex Spaces - Retail/Office

433 sf - 557 sf



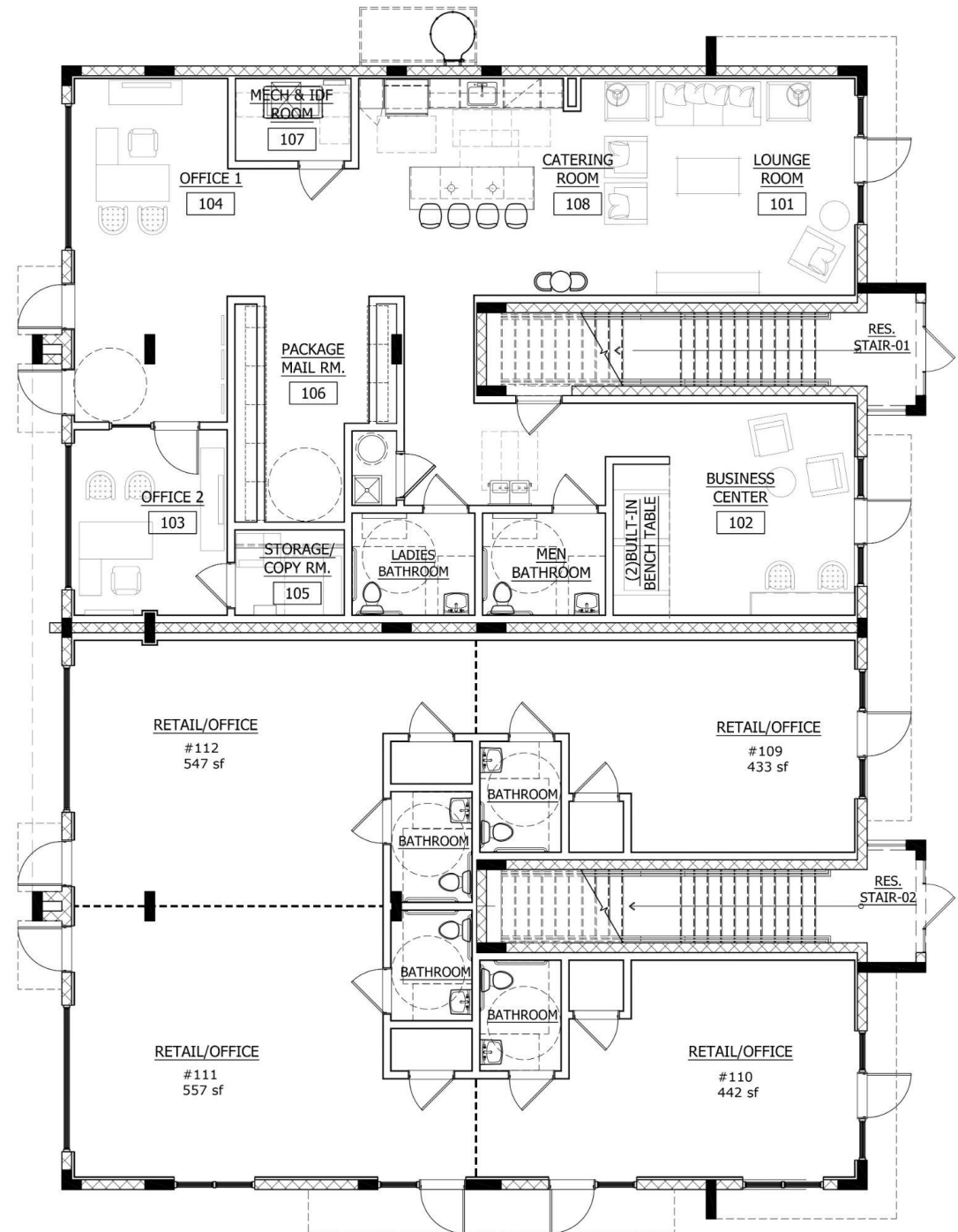
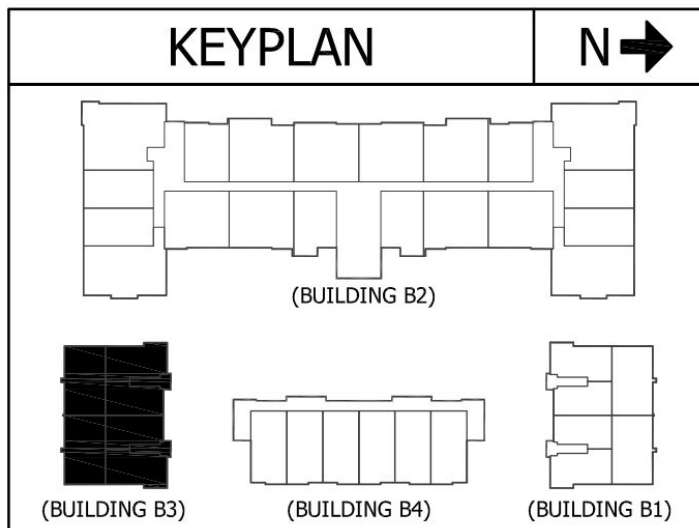


# FLOOR PLANS

## BUILDING #3

### 4 Flex Spaces - Retail/Office

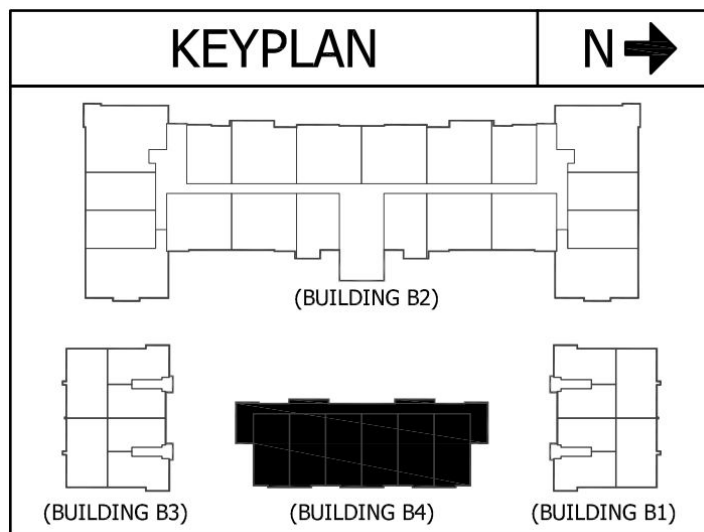
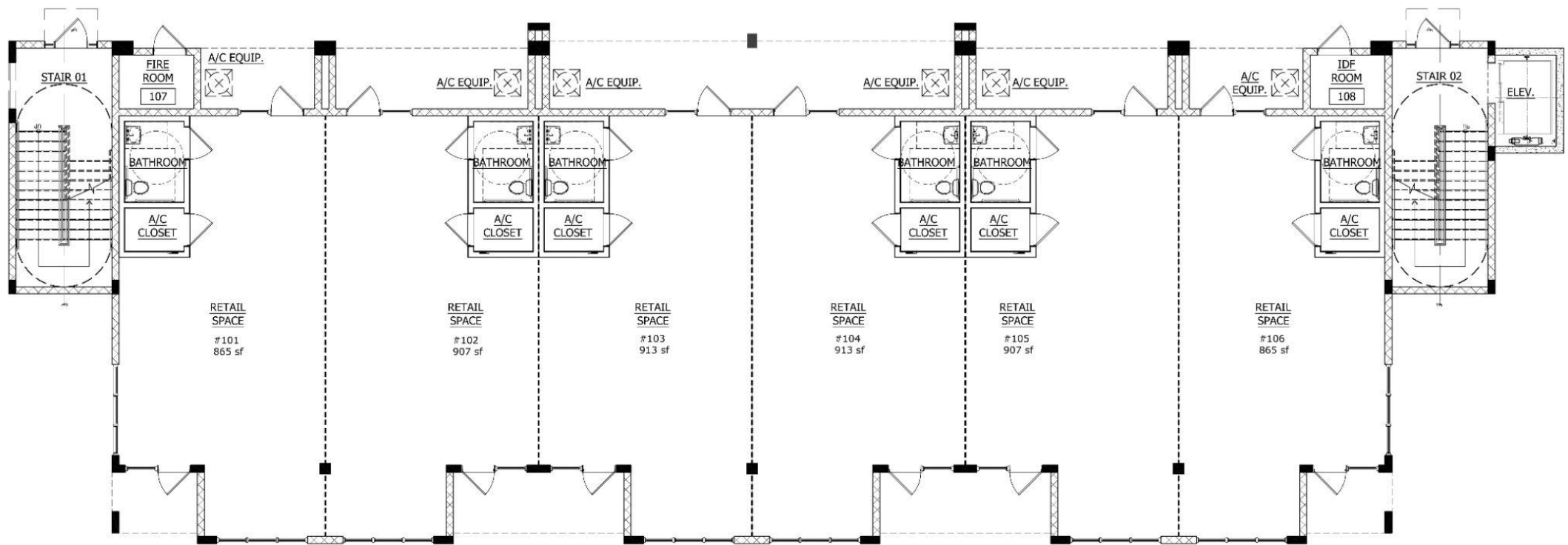
433 sf - 557 sf





# FLOOR PLANS

## BUILDING #4



**6 Retail Spaces**  
865 sf - 913 sf

*The areas shown include interior spaces as well as front and rear patios of each suite.*









# Contact Us

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